

**17 Blinkbonny Grove  
Edinburgh EH4 3HH**

**Offers Over £550,000**

- Large living/dining room
- Galley kitchen fitted with a range of floor and wall mounted units, electric hob and oven and appliances included
- Three double bedrooms with master featuring walk in wardrobe
- Family bathroom
- Attic room
- Lovely gardens to front and rear
- Off-street parking and single garage
- Gas central heating



## Semi-Detached

Blair Cadell are delighted to bring to market this beautiful semi-detached bungalow situated in the heart of Edinburgh. With fantastic living space, lovely gardens and potential to develop, this property will appeal to many and must be viewed.

The property comprises of a large living/dining room to the rear of the property overlooking the beautiful back garden with a working fireplace making it the perfect space for relaxing on a cold winters day. A galley kitchen with a range of floor and wall mounted units, an electric hob and oven, integrated applications which are included in the sale and a breakfast bar perfect for meals on the go. There are three double bedrooms, with the master featuring a walk in wardrobe. A family bathroom fitted with a three-piece suite and mains shower over the bath. A fully floored attic also offers great opportunity for development subject to relevant planning permissions. There is beautifully kept garden space to both the front and rear of the property with the rear space featuring a patio which is the perfect sun trap in the summer months for hosting barbeques with beautiful mature flower beds and a range of fruit trees. There is off-street parking along with a single garage as well. Gas central heating and a mixture of double glazing and single glazed windows throughout the property.

The house is situated close to the bustling shopping area of Stockbridge which offers a huge variety of independent shops, coffee shops, restaurants and bars and is just perfect for evening entertainment. There is Craighleith shopping centre a stones throw from the property offering a range of superstores to cater for all your needs but also a Waitrose superstore in Comely Bank itself, a short walk from the property, which is ideally situated for supplies along with a Morrisons superstore within a short 5 minute drive. The area is well served by both private and public schools which include Fettes College, Stewart Melville, Edinburgh Academy and Broughton High School. Recreational facilities that go along with the wide selection of cafes, bars and restaurants, there is Inverleith Park, Glenogle Baths, Edinburgh Accies Rugby club, Broughton bowling club, all perfect for the fitness/sport enthusiasts. There are also quiet walks along the Water of Leith Walkway for the more serene moments.

**Viewing by appointment on 0131 337 1800**





**Blinkbonny Grove,  
Edinburgh, EH4 3HH**



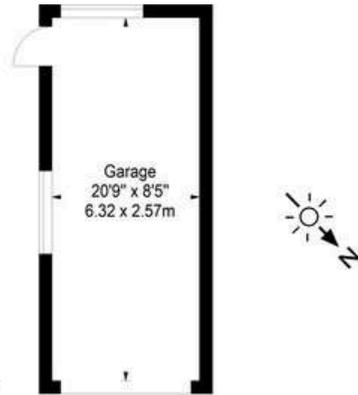
Approx. Gross Internal Area  
1355 Sq Ft - 125.88 Sq M  
(Including Attic)

Garage

Approx. Gross Internal Area  
176 Sq Ft - 16.35 Sq M

For identification only. Not to scale.

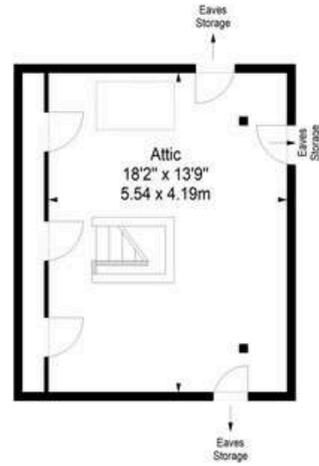
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Ground Floor



Ground Floor



First Floor



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